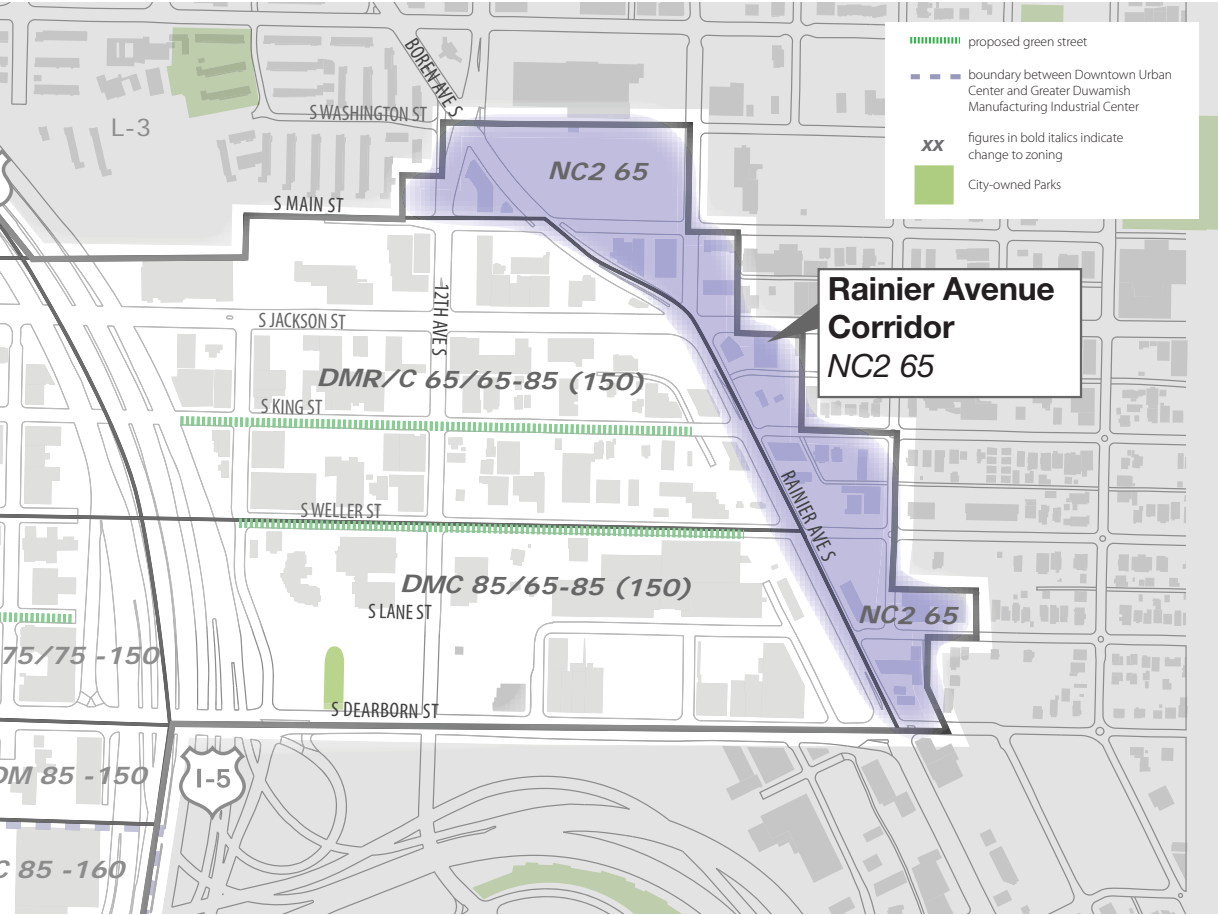


# RAINIER/BOREN CORRIDOR

*The Rainier/Boren corridor defines a boundary between the Downtown Urban Center and nearby neighborhoods.*



The Rainier/Boren Corridor is proposed to be rezoned to a Neighborhood Commercial 2 (NC2) zone designation:

This rezone would establish a uniform zoning pattern and eliminate split-zoned lots. A detailed analysis of the proposed rezone and a map of existing zoning in this area can be found in the appendices to this report.

## COMPREHENSIVE PLAN AND NEIGHBORHOOD PLANS

This area is addressed in three separate neighborhood plans. Properties along Boren Avenue S. are within the “12th Avenue Urban Center Village.” Properties along Rainier Avenue S. are located within the “23rd and Jackson-Union Residential Urban Village.”

Zoning in the Rainier Corridor includes the following existing zone designations:

- Commercial 1 (C1 65) with a 65 foot height limit
- Industrial Commercial (IC 65) with a 65 foot height limit
- Commercial 2 (C2 40 and C2 65) with a 40 foot and 65 foot height limit
- Lowrise (L2 and L3)

Comprehensive Plan goal G9 for the Central Area neighborhood calls for a mixed-use residential and commercial use pattern in the 12<sup>th</sup> Avenue Corridor located at the northern end of Rainier Avenue S. No goals speak to future land uses along the balance of the Rainier Avenue S. corridor. However, several goals in the Central Area Neighborhood Plan call for neighborhood commercial zoning along Rainier Avenue S. in this area. More recently, in response to Livable South Downtown Draft Recommendations, members of the Jackson



Place neighborhood provided formal commentary in support of a Neighborhood Commercial (NC) zone designation.

In 2008, the Future Land Use Map of the Comprehensive Plan was amended to remove much of this area from an “industrial” designation to “commercial/mixed use” designation. This requires the City to align underlying zoning with the new Comprehensive Plan designation.

## OBJECTIVES FOR FUTURE LAND USE

1. Establish a pedestrian-oriented street-level environment.
2. Accommodate medium size businesses and residential uses.
3. Provide incentives for mixed-use development, where feasible.
4. Retain existing height limits.

## RECOMMENDED ZONE: NEIGHBORHOOD COMMERCIAL 2 65' (NC2 65)

Mixed use buildings with medium size businesses and housing above street level as follows:

- Buildings may be constructed up to 65 feet in height;
- Up to 4.25 FAR (floor area ratio) for residential-only or non-residential-only buildings;
- An additional .5 FAR for buildings that feature both residential and non-residential uses; and
- Limit most commercial uses to 25,000 square feet; 50,000 square feet for multipurpose retail sales uses (grocery stores, drug stores, etc.).

Pedestrian-Oriented Street-Level Environment

- Parking between a building and a street would not be allowed. Parking would be located at the rear or side of buildings, within a structure, or off-site within 800’.
- Transparent windows would be required for 60% of a street-facing façade.
- Nonresidential uses at street level would have to have an average depth of 30 feet, and have a minimum height of 13 feet.
- Residential uses would be required to contain at least one visually prominent pedestrian entry.

Green Factor

- Landscaping, equivalent to 30% of a parcel (factor of “.3”), in the form of planting areas, green roofs or vegetated walls would be required.

Summary of Base and Maximum Development Allowed

Zone	Base Development	Maximum Development
NC2 65’	65 feet 4.25 FAR	65 feet 4.75 FAR for buildings that contain a mix of residential and nonresidential uses.  Participation in the incentive zoning program is not required in neighborhood commercial (NC) zones.



